



EQUITABLE TRANSIT-ORIENTED DEVELOPMENT (eTOD) STRATEGIC PLAN

Overview Presentation
IID-DRC
3/22/22



CITY OF TUCSON
Department of
Transportation and
Mobility



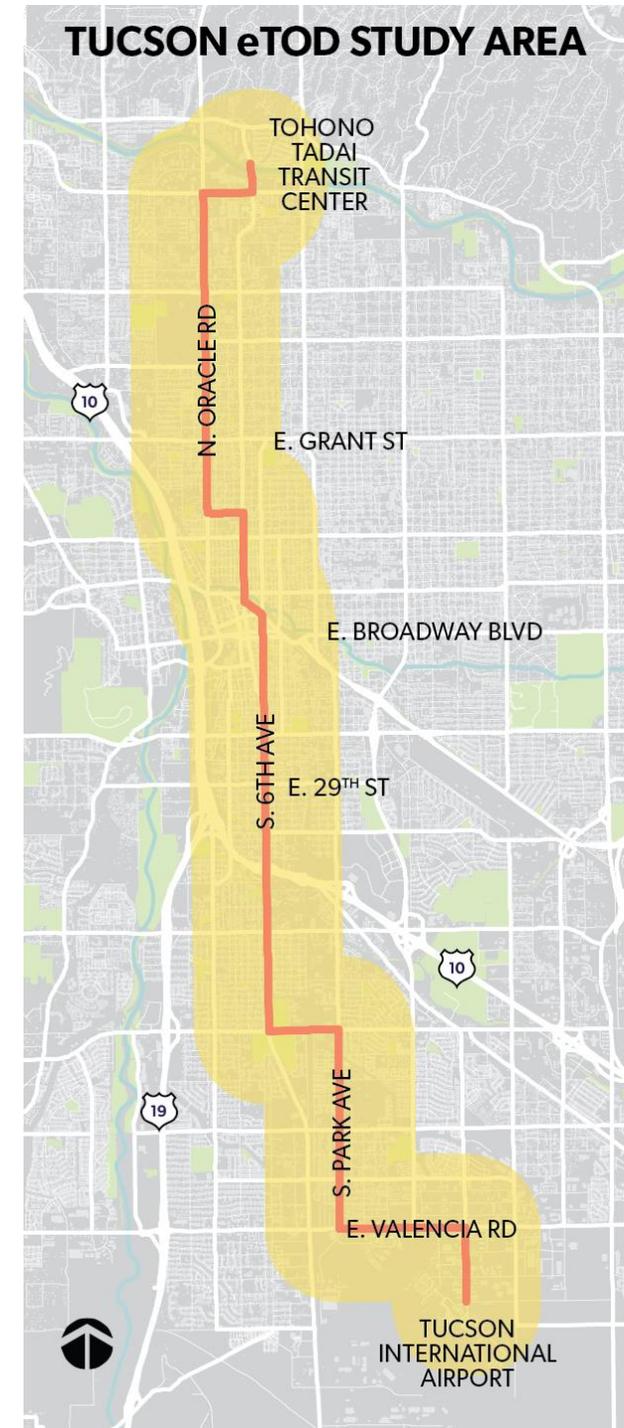
WHAT IS TOD?

- Transit-oriented development, or TOD, includes a **mix of commercial, residential, office and entertainment centered around or located near a transit station.** Dense, walkable, mixed-use development near transit attracts people and adds to vibrant, connected communities.



WHAT IS eTOD?

- Equitable TOD, or eTOD, incorporates affordability and accessibility into all aspects of traditional Transit-Oriented Development so that all people, regardless of income, race, age, or ability, have access to jobs, basic services, and amenities.



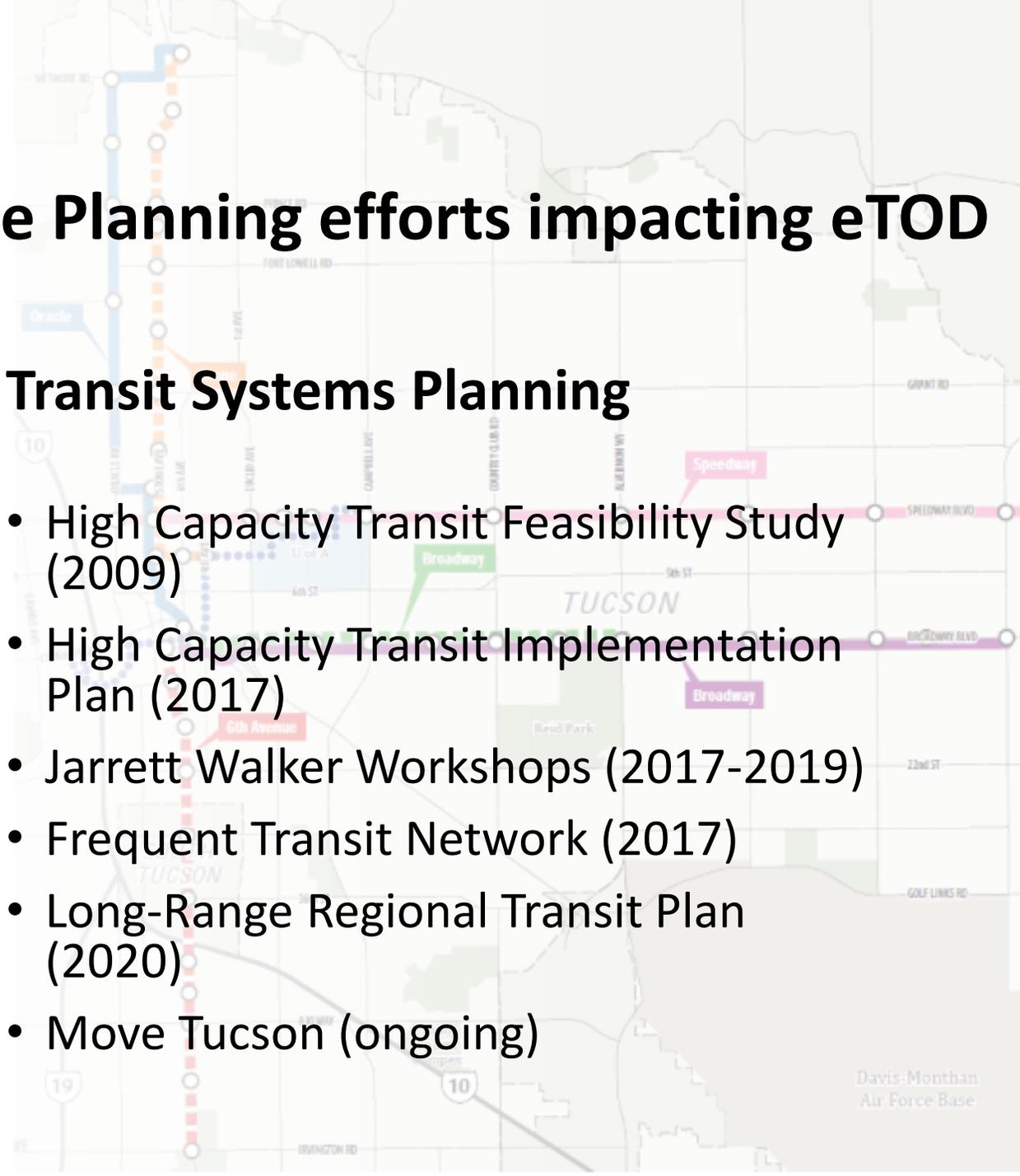
Recent Transportation and Land Use Planning efforts impacting eTOD and South Tucson

Transit & Land Use Planning

- Menlo Park Mercado District TOD Plan (2004)
- Sun Link Streetcar
 - 2009 TOD Handbook
 - Overlay – Infill Incentive District updates
- Plan Tucson (2013)
- Transit Connections Focus Group (2018)
- HUD Choice Neighborhoods / Thrive in the '05 (2018)
- Sunshine Mile Overlay District (2020)
- Infill Incentive District (ongoing)
- Green Stormwater Infrastructure Pilot Program (ongoing)

Transit Systems Planning

- High Capacity Transit Feasibility Study (2009)
- High Capacity Transit Implementation Plan (2017)
- Jarrett Walker Workshops (2017-2019)
- Frequent Transit Network (2017)
- Long-Range Regional Transit Plan (2020)
- Move Tucson (ongoing)



BIG-PICTURE GOALS

MAY INCLUDE:

- Enhancing existing vibrant, inclusive neighborhoods
- Incremental development that matches the character of the surrounding area
- A mix of multifamily housing types that provide affordable options, such as apartment buildings, duplexes, triplexes, townhomes, and condos
- Job creation that employs local residents
- Adding amenities and public gathering spaces



OUTCOMES

- Financial strategies and policies for preserving and adding mixed-income housing
- Market Assessment that identifies vacant properties and land to purchase for future affordable housing, public space, and other amenities
- Zoning updates to allow for more housing types, and greater housing densities near transit stations
- Zoning overlays and design guidelines to improve walkability and multi-modal connections along the transit corridor, similar to the Sunshine Mile District Overlay



COMMUNITY ENGAGEMENT ACTIVITIES

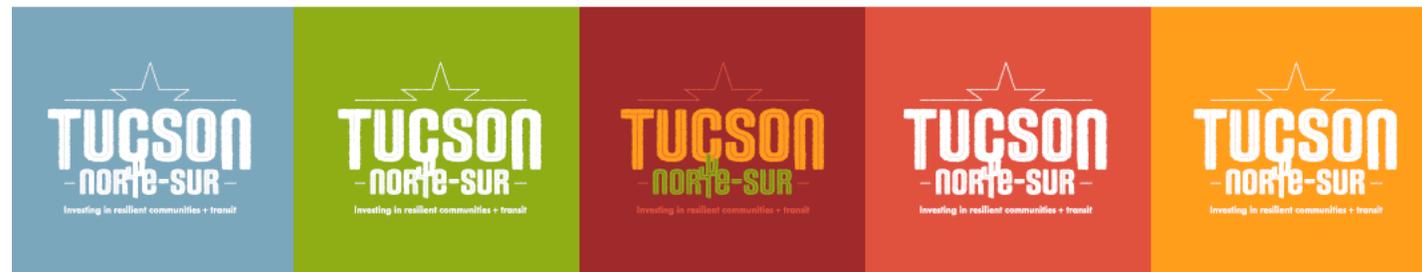
Community Ambassador Program

Project website: tucsonnorte-sur.com

1 Online survey and 2 print surveys

Types of engagement events:

- **3 Larger community events**
- 7 Focus Groups
- 6 Community Dialogues
- 6 Pop-up events



TIMELINE

1 - Summer, Fall,
Winter 2021



- Phase I Community Engagement
- Market Assessment
- Data Collection
- Corridor Analysis

2 - Spring,
Summer 2022



- Phase II Community Engagement
- Research
- Technical Memos
- Phase I Community Engagement Summary
- Data Collection Analysis

3 - Fall, Winter
2022



- Kickstart eTOD Strategic Plan
- Summary of Phase I and Phase II Community Engagement
- Technical Memo findings

4 - Winter 2023



- Draft and final eTOD Strategic Plan
- Zoning overlay
- Implementation plan
- Adoption of eTOD Strategic Plan

Questions?

Contact: Ian Sansom

Project Manager, FTA Transit-Oriented
Development Grant
Ian.Sansom@tucsonaz.gov

